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BILL NO. Z-77-04-25

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publication thereof.

APPROVED AS TO FORM AND LEGALITY,

SECTION 2.

ZONING MAP ORDINANCE NO. Z- /2-77

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. F-17.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B 1 A District under the terms of Chapter 36, Muncipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereof; and the symbols of the City of Fort Wayne Zoning Map No. F-17, referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

> A part of the West One-half of the Northwest Quarter of Section 20, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

> Beginning at a point on the north line of the Northwest Quarter of Section 20, Township 31 North, Range 13 East, said point being 208.7 feet west of the northeast corner of the West half of the NW 1/4 of Sec. 20-31-13; thence south 00 degr. 10 min. east, a distance of 596.8 feet; thence north 90 degr. 00 min. west, a distance of 369.39 feet; thence north 00 degr. a distance of 214.7 feet; thence north 82 degr. 00 min. west, a distance of 445.9 feet to a point in the centerline of the St. Joe Road; thence northeasterly along a curve to the right, having a radius of 903.29 feet, a distance of 218.61 feet; thence north 37 degr. 20 min. east, along the centerline of the St. Joe Road, a distance of 7.91 feet; thence south 52 degr. 40 min. east, a distance of 185.0 feet; thence north 37 degr. 20 min. east, a distance of 168.4 feet; thence south 74 degr. 27 min. east a distance of 301.58 feet; thence north 00 degr. 07 min. east, a distance of 325.50 feet to the north line of the NW 1/4 of Sec. 20-31-13; thence north 90 degr. 00 min. east, along said line, a distance of 188.2 feet; thence south 00 degr. 10 min. east, a distance of 170.0 feet; thence north 90 degr. 00 min. east, a distance of 150.0 feet; thence north 00 degr. 10 min. west a distance of 170.0 feet to the north line of the NW 1/4 of Sec 20-31-13; thence north 90 degr. 00 min. east, along said line, a distance of 30.0 feet to the point of beginning, containing 7.36 acres, more or less, subject to road right-of-way and easements, excepting the easterly 369.39 x 596.8' parcel.

effect from and after its passage, approval by the Mayor and legal Vivian S. Schmidt

This Ordinance shall be in full force and

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RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on April 26, 1977, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-77-04-25; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on May 16, 1977;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the City, and the amendment will not be detrimental to and does not conflict with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held May 23, 1977.

Certified and signed this 2nd day of June, 1977.

Joseph N. Adair Secretary

seph n. Odan

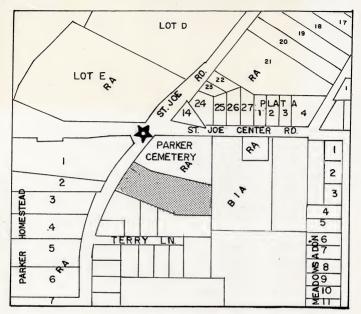
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CHARLES W. WELLIAM N. COTT LL

CITY PLAN COMMISSION FORT WAYNE, INDIANA





TO REZONE FROM RA TO BIA

3-7-7-04-25

Map No. F-17 Map Drawn 1-12-77 By: M.C. PETITION FOR ZONING ORDINANCE AMENDMENT Receipt No.

Date Filed

Intended Use

I/We Indiana Bank AND TRUST COMPANY
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a/an A/A District to a/an B/A District the property described as follows:

LEGAL DESCRIPTION

A part of the West One-half of the Northwest Quarter of Section 20, Township 31 North, Range 13 East, Allen County, Indiana, more particularly

described as follows: described as follows:

Beginning at a point on the north line of the Northwest Quarter of Section 20, Township 31 North, Hange 13 East, said point being 208.7 feet west of the northeast corner of the West half of the Nwt of Sec. 20-31-13; thence south 00 degr. 10 min. east, a distance of 596.8 feet; thence north 90 degr. 00 min. west, a distance of 369.39 feet; thence north 00 degr. 07 min. east, a distance of 73.24 feet; thence north 89 degr. 47 min. west, a distance of 214.7 feet; thence north 82 degr. 00 min. west, a distance of 445.9 feet to a point in the centerline of the St. Joe Road; thence north-easterly along a curve to the right, having a radius of 903.29 feet, a distance of 218.61 feet; thence north 37 degr. 20 min. east, along the centerline of the St. Joe Road, a distance of 7.91 feet; thence south 52 degr. 40 min. east, a distance of 185.0 feet; thence north 37 degr. 20 min. east, a distance of 301.58 feet; thence north 90 degr. 97 min. east, a distance of 301.58 feet; thence north 90 degr. 97 min. east, a distance of 325.50 feet to the north line of the NW4 of Sec. 20-31-13; thence north 90 degr. 90 min. east, a distance of 325.50 feet to the north along said line, a distance of 188.2 feet; thence south 90 degr. one 10 min. east, a distance of 170.0 feet; thence north 90 degr. 00 min. east, a distance of 150.0 feet; thence north 90 degr. 10 min. west a distance of 170.0 feet to the north line of of the 1842 of Sec. 20-31-13; thence north 90 degr. 00 min. east, along said line, a distance of 30.0 feet to the point of beginning, containing 7.36 acres, more or

less, subject to road rights-of-way and easements, excepting the easterly 369.39 X 596.8 PARCEL.

(Signature) Indiana

NOTE FOLLOWING RULES

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All requests for continuances or requests that ordinances be taken under advisement shall be filed, in writing, in the office of Community Development and Planning, by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for the meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of the ordinances must be made in writing prior to the Plan Commission's (FILING FEE: \$50.00) vote on the ordinance.

Name and address of the preparer, attorney or agent.

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18 Young Tidon
(Address & Zip code)
16 South Can

(Address & Zip code)
16 South Can

4228476 (Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning and Zoning (CITY PLAN COMMISSION) / Room # 830, City-County Building, One Main Street / Fort Wayne, Indiana 46802 (Phone: 423-7571)

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

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(Legal Description) If additional space is needed, us	e reverse side.
(General Description for Planning Staff Use Only)	
I/We, the undersigned, certify that I am/We are the own	er(s) of fifty-one
percentum (51%) or more of the property described in t	his petition.
Gary L. Nient, agent for	Day & Nient
Indiana Bank & Trust Co. (Name) (Address & Zip Code)	(Signature)
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Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning and Zoning (CITY PLAN COMMISSION) / Room # 830, City-County Building, One Main Street / Fort Wayne, Indiana 46802 (Phone: 423-7571)

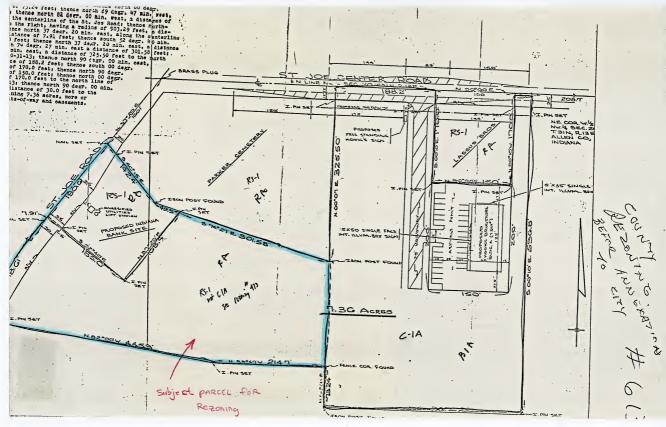
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Name and address of the preparer, attorney or agent.

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CERTIFICATE OF SURVEY

OFFICE OF:

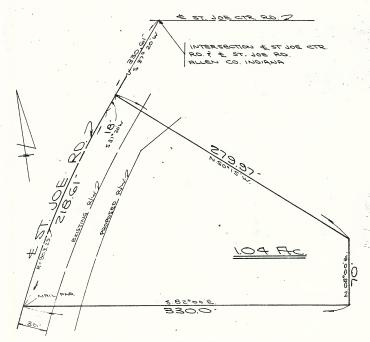
JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA REGISTERED LAND SURVEYOR No. 9921 INDIANA FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, Aller

The description of the real estate is as follows, to wit: SEE ATTACHED SHEET!



NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is not located in a flood hazard area.

1=50-1-61-4



JOB FOR: TRENT- INDIANA BANK

CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA REGISTERED LAND SURVEYOR No. 9921 INDIANA

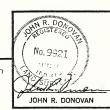
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, Duck County, Indiana. No encreachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of the West Half of the Northwest Quarter of Section 20, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Commencing at the intersection of the centerline of St. Joe Center Road and the centerline of St. Joe Road, in the West Half of the Northwest Quarter of Section 20, Township 31 North, Range 13 East, Allen County, Indiana; thence South 37 degr. 20 min. West along the centerline of St. Joe Road a distance of 330.61 feet to the true point of beginning; thence South 37 degr. 20 min. West along the centerline of St. Joe Road a distance of 18 feet; thence Southerly on a curve to the left having a radius of 903.29 feet along the centerline of St. Joe Road a distance of 218.61 feet; thence South 82 degr. 00 min. East a distance of 70.0 feet; thence North 08 degr. 00 min. East a distance of 70.0 feet; thence North 08 degr. 00 min. feet to the true point of beginning, containing 1.04 acres, subject to road rights of way and easements.



Humber assigned by Bill Salin's office: # 3603 Admn Appr
DIGEST SHEET
3-77-04-25
TITLE OF ORDINANCE Zoning Map Amendment Ordinance
DEPARTMENT REQUESTING ORDINANCE CITY PLAN COMMISSION
SYNOPSIS OF ORDINANCEPetitioners are requesting the rezoning
of the following described parcel of ground: A parcel of ground,
containing 2 1/2 acres, more or less, generally located on the east
side of St. Joe Road, lying south of the Parker Cemetery.
From "RA" to "BlA"
Property is presently zoned "RA" - Suburban Residential
EFFECT OF PASSAGE
Petitioners are requesting a "B1A" District - Limited Business.
EFFECT OF NON-PASSAGE Property would remain "RA"
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MONEY INVOLVED (Direct Costs, Expenditures, Savings)
<u> </u>
ASSIGNED TO COMMITTEE (J.N.)
MODIVITED TO COMMITTEE (STITE)

Republica



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING . ONE MAIN STREET . FORT WAYNE, INDIANA 46802

room 122

charles w. westerman, clerk

June 21, 1977

Ms. Virginia Grace Fort Wayne Newspapers, Inc. 600 West Main Street Fort Wayne, Indiana 46802

Dear Ms. Grace:

24 July

Please give the attached full coverage on the dates June 17 and June .24, 1977, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council of Fort Wayne, Indiana

Zoning Map Ordinances:

Bill No. Z-77-04-25

Correction of Legal Ad printed-May 20 & 27, 1977 Bill No. Z-77-03-13 As Concurred in - Amended Zoning Map No. Z-08-77

Bill No. Z-77-04-06 As concurred in - Amended Zoning Map Ordinance No. Z-11-77

Zoning Map Ordinance No. Z-12-77

Bill No. G-77-05-39 General Ordinance No. G-21-77

Bill No. G-77-03-31 General Ordinance No. G-19-77

Bill No. G-77-03-10 General Ordinance No. G-18-77

Please send us five (5) copies of the Publisher's Affidavit from both newspapers.

CWW/ne ENCL: 6 Charles W. Westerman - City Clerk



Subscribed and sworn to before me this let devote.

Notary Public

My commission expires September 28, 1979

day of June, 1977 and now ren file and on record in my L offi WITNESS my hand, and the seal of the City of Fort Ways ana, this 200th day of June, 19 Charles W. Westerman CHARLES W. WESTERMAN

	ncil of Fort Way	mo		To JOURNAL-	GAZETTE	
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